

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of York		Locality (City/County & State)				
PHA Number: PA022		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	\$1,694,376.40	\$1,515,000.00	\$1,680,913.00	\$1,652,077.00	\$360,000.00
	BROAD PARK MANOR (PA022000004)	\$355,407.00	\$150,000.00	\$879,563.00	\$1,450,000.00	\$9,325,000.00
	PARKWAY HOMES (PA022000003)	\$1,066,290.60	\$1,166,600.00	\$1,800,000.00	\$700,000.00	\$1,315,000.00
	SPRINGFIELD (PA022000007)	\$50,000.00	\$60,000.00	\$150,000.00		\$260,000.00
	EASTWOOD TERRACE (PA022000009)	\$50,000.00	\$250,000.00	\$250,000.00	\$450,000.00	\$375,000.00
	STONY BROOK MANOR (PA022000008)	\$25,000.00	\$1,025,000.00	\$200,000.00	\$1,005,000.00	\$900,000.00
	WELLINGTON HOMES (PA022000002)		\$6,600.00			\$840,000.00
	SCATTER SITE (PA022000005)				\$250,000.00	\$40,000.00
	WELLINGTON HOMES (PA022009999)					\$125,000.00
	FAIRMONT (PA022000006)					\$960,000.00

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2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,694,376.40
ID0000664	Operations(Operations (1406))	Operations		\$810,269.00
ID0000665	Administration (Administration (1410)-Salaries)	Administration		\$324,107.40
ID0000666	Architects / Engineering(Contract Administration (1480)-Other)	A/E costs		\$100,000.00
ID0000667	Management improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training)	training for staff		\$50,000.00
ID0000668	Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Hardware / Equipment		\$50,000.00
ID0000671	EPC Debt Service(Loan Debt Obligation (9002))	EPC Dept Service payments		\$360,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BROAD PARK MANOR (PA022000004)			\$355,407.00
ID0000669	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Abate asbestos flooring as units become vacant		\$150,000.00
ID0000670	Remove old plumbing - BPM(Non-Dwelling Construction - Mechanical (1480)-Other)	Remove old boilers & piping from old hvac systems in all 3 high rises		\$80,407.00
ID0000741	Replace Fire Pump Controller(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replace Fire Pump Controller in 133 S. Broad St		\$125,000.00
	PARKWAY HOMES (PA022000003)			\$1,066,290.60
ID0000675	Upgrade Electrical Service (Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical service to 150 amp panels - Replace electrical service cables on exterior of buildings		\$241,000.00
ID0000696	Remodel Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing)	Remodel bathrooms to include new shower/tub, vanity, floor, exhaust fans, & toilets		\$770,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000739	Sidewalk Replacemnt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace damaged sidewalk and eliminate tripping hazards		\$35,290.60
ID0000757	Install LED Wall Packs on Boiler Rooms(Non-Dwelling Exterior (1480)-Lighting)	Parkway Extended - Install LED wall packs above the boiler rm. doors. (all 33 Bldgs.)		\$20,000.00
	SPRINGFIELD (PA022000007)			\$50,000.00
ID0000726	Replace Cooling Tower - (Dwelling Unit-Interior (1480)-Mechanical)	Replace rooftop cooling tower with energy efficient replacement		\$50,000.00
	EASTWOOD TERRACE (PA022000009)			\$50,000.00
ID0000738	Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace deteriorated sidewalks and eliminate tripping hazards		\$50,000.00
	STONY BROOK MANOR (PA022000008)			\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000779	Replace Mailbox Locks(Dwelling Unit-Site Work (1480)-Other)	Replace 100 lobby mailbox locks		\$25,000.00
	Subtotal of Estimated Cost			\$3,241,074.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SPRINGFIELD (PA022000007)			\$60,000.00
ID0000680	Replace Refridgerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 30 existing refridgerator with energy star models		\$60,000.00
	STONY BROOK MANOR (PA022000008)			\$1,025,000.00
ID0000681	Replace Refridgerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 100 existing refrigerators with energy star models		\$125,000.00
ID0000682	Replace wall A/C units and Shelves(Dwelling Unit-Interior (1480)-Mechanical)	Replace 100 existing A/C units and shelves holding units		\$900,000.00
	PARKWAY HOMES (PA022000003)			\$1,166,600.00
ID0000683	Replace Main Sewer Line(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Main Sewer Line		\$340,000.00

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000706	Renovate 5 Units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	renovation to include upgrade electric panel Install new window and dedicated circuit for A/C Install new tub surround Install new aux heat replace outdoor shed		\$250,000.00
	STONY BROOK MANOR (PA022000008)			\$200,000.00
ID0000710	Amp 8 - Replace Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof with fully adhered EPDM roofing system		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,680,913.00
ID0000713	Administration (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$300,000.00
ID0000714	Operations(Operations (1406))	Operations		\$900,913.00
ID0000715	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$50,000.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EASTWOOD TERRACE (PA022000009)			\$450,000.00
ID0000707	Renovate 5 units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	renovation to include upgrade electric panel Install new window and dedicated circuit for A/C Install new tub surround Install new aux heat replace outdoor shed		\$250,000.00
ID0000729	Repave Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repave parking lot at Tremont & East Cottage		\$200,000.00
	BROAD PARK MANOR (PA022000004)			\$1,450,000.00
ID0000717	Asbestos Abatement - Popcorn Ceilings(Dwelling Unit-Interior (1480)-Other)	Abate asbestos popcorn ceilings in 281 units		\$500,000.00
ID0000731	Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace flooring at White Rose Sr. Center - 27 S. Broad		\$50,000.00
ID0000732	Replace Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace windows at 31 S. Broad, 133 S. Broad, 440 & 449 E. King		\$750,000.00

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000765	Asbestos Flooring Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Abate asbestos flooring in vacant units		\$150,000.00
	SCATTER SITE (PA022000005)			\$250,000.00
ID0000719	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof at 19 W. Pennsylvania Ave Yoe (1 3 story building - 6 units)		\$250,000.00
	PARKWAY HOMES (PA022000003)			\$700,000.00
ID0000720	Replace Underground Gas Lines(Dwelling Unit-Site Work (1480)-Other)	Replace Underground Gas Lines - exact liner feet to be replaced to be determined by engineer.		\$200,000.00
ID0000730	Replace Boilers & Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace 60 boilers and 96 water heaters in boiler rooms		\$500,000.00
	STONY BROOK MANOR (PA022000008)			\$1,005,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BROAD PARK MANOR (PA022000004)			\$9,325,000.00
ID0000658	Remodel Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Remodel 188 bathrooms		\$120,000.00
ID0000660	Replace Boilers & Pumps(Non-Dwelling Interior (1480)-Mechanical)	Replace boilers and associated pumps at 27 S. Broad & 31 S. Broad		\$150,000.00
ID0000661	Replace rooftop A/C units(Non-Dwelling Interior (1480)-Other)	Replace rooftop A/C units at 27 S. Broad & 31 S. Broad		\$75,000.00
ID0000672	Asbestos Flooring Abatement - Common Areas(Non-Dwelling Interior (1480)-Common Area Flooring)	Abate asbestos tile and mastic from 12 common areas and hallways & install new flooring		\$900,000.00
ID0000678	Remodel Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Remodel Kitchens (new appliances, cabinetry)		\$250,000.00
ID0000722	Diakin - HVAC Upgrade(Dwelling Unit-Site Work (1480)-Other)	Replace Diakin system in 440 Bldg - 27 units		\$2,500,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000723	Diakin - HVAC Upgrade(Dwelling Unit-Site Work (1480)-Other)	Replace Diakin system in 449 Bldg - 27 systems		\$2,500,000.00
ID0000727	Diakin - HVAC Upgrade(Dwelling Unit-Site Work (1480)-Other)	Upgrade existing Diakin HVAC system in 133 Bldg - 27 systems		\$2,500,000.00
ID0000733	Waterproof Foundation - 31 S. Broad(Non-Dwelling Exterior (1480)-Foundation)	Excavate and waterproof foundation at 31 S. Broad St		\$125,000.00
ID0000772	ADA Accommodations(Dwelling Unit-Interior (1480)-Other)	ADA Accommodations		\$5,000.00
ID0000777	Replace Mixing Valves(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replace Mixing Valves in 3 Broad Park Manor High rises		\$200,000.00
	PARKWAY HOMES (PA022000003)			\$1,315,000.00
ID0000659	Asbestos Abatement - Pipe Insulation(Dwelling Unit-Interior (1480)-Other)	Remove asbestos pipe insulation from bulkheads in 188 units		\$175,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000776	Domestic Metering Pits Valve Installation(Non-Dwelling Site Work (1480)-Site Utilities)	Install Shut off valves in 63 domestic supply metering pits.		\$100,000.00
	STONY BROOK MANOR (PA022000008)			\$900,000.00
ID0000673	Seal Brick Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Seal Brick Exterior on 1 building		\$90,000.00
ID0000724	Upgrade Elevators(Dwelling Unit-Interior (1480)-Other)	Upgrade two elevators		\$500,000.00
ID0000745	Replace Common Area Carpet(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace common area carpet with durable carpet squares		\$100,000.00
ID0000751	Security Camera Installation(Non-Dwelling Interior (1480)-Security)	Install security cameras in common areas and hallways		\$150,000.00
ID0000771	Replace Solarium Furniture(Dwelling Unit-Interior (1480)-Other)	Replace the Solarium furniture to match existing lobby furniture		\$50,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000775	ADA Accommodations (Dwelling Unit-Interior (1480)-Other)	ADA Accommodations		\$10,000.00
	WELLINGTON HOMES (PA022000002)			\$840,000.00
ID0000702	Remodel Community Center(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Appliances)	Remodel Community Center to include HVAC energy improvements, removal of old radiators		\$150,000.00
ID0000742	Playground Improvements(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Upgrade playground equipment & fall protection		\$250,000.00
ID0000747	Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace sidewalks and eliminate tripping hazards		\$15,000.00
ID0000754	Exterior Envelope Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	412 and 414 W. North St replace 2nd floor side porches and railings rebuilt, replace siding, fascia and gutter work.		\$75,000.00
ID0000755	Exterior Dormer Repairs(Dwelling Unit-Exterior (1480)-Other)	115 S. Pershing rebuild 3rd story front dormer		\$25,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000760	Replace Boiler & Pumps(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace boilers & associated pumps in 13 Boiler rooms		\$250,000.00
ID0000778	Exterior Envelope Improvements - Hartley (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	Exterior Envelope Improvements to include siding, exterior painting & doors		\$75,000.00
	EASTWOOD TERRACE (PA022000009)			\$375,000.00
ID0000708	Renovate 8 units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	renovation to include upgrade electric panel Install new window and dedicated circuit for A/C Install new tub surround Install new aux heat replace outdoor shed		\$375,000.00
	WELLINGTON HOMES (PA022009999)			\$125,000.00
ID0000740	Replace Roof (Non-Dwelling Exterior (1480)-Roofs)	Replace Central Maintenance Slate roof		\$125,000.00
	SPRINGFIELD (PA022000007)			\$260,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000744	Replace Common Area Carpet(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace common area carpet with durable carpet squares		\$100,000.00
ID0000750	Security Camera Installation(Non-Dwelling Interior (1480)-Security)	Install security cameras in common areas & hallways		\$150,000.00
ID0000774	ADA Accommodations (Dwelling Unit-Interior (1480)-Other)	ADA Accommodations		\$10,000.00
	FAIRMONT (PA022000006)			\$960,000.00
ID0000746	Replace Common Area Carpet(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace common area carpet with durable carpet squares		\$100,000.00
ID0000749	Security Camera Installation(Non-Dwelling Interior (1480)-Security)	Install Cameras in common area hallways		\$150,000.00
ID0000761	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace unit windows		\$550,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000762	Mill & Repave Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Mill & repave parking lot, restripe parking spaces, & remove center island		\$150,000.00
ID0000773	ADA Accommodations(Dwelling Unit-Interior (1480)-Other)	ADA Accommodations		\$10,000.00
	SCATTER SITE (PA022000005)			\$40,000.00
ID0000748	Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace sidewalk and eliminate tripping hazards		\$15,000.00
ID0000763	Reconfigure Duct Work(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Reconfigure duct work to improve heat/AC to 2nd floor at Fielding Way		\$25,000.00
	AUTHORITY-WIDE (NAWASD)			\$360,000.00
ID0000769	EPC Debt Service(Loan Debt Obligation (9002))	EPC Debt Service		\$360,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$14,500,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$810,269.00
Administration (Administration (1410)-Salaries)	\$324,107.40
Architects / Engineering(Contract Administration (1480)-Other)	\$100,000.00
Management improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training)	\$50,000.00
Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$50,000.00
EPC Debt Service(Loan Debt Obligation (9002))	\$360,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$1,694,376.40

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2 2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
operations(Operations (1406))	\$675,000.00
Administration(Administration (1410)-Salaries)	\$260,000.00
Architects / Engineering(Contract Administration (1480)-Other)	\$100,000.00
Management Improvements(Management Improvement (1408)-Staff Training)	\$50,000.00
Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$70,000.00
EPC Debt Service(Loan Debt Obligation (9002))	\$360,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$300,000.00
Operations(Operations (1406))	\$900,913.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$70,000.00
EPC Debt Service(Loan Debt Obligation (9002))	\$360,000.00
Subtotal of Estimated Cost	\$1,680,913.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Staff Training)	\$50,000.00
Administration (Administration (1410)-Other,Administration (1410)-Salaries)	\$390,692.00
Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$70,000.00
Operations(Operations (1406))	\$781,385.00
EPC Debt Service(Loan Debt Obligation (9002))	\$360,000.00
Subtotal of Estimated Cost	\$1,652,077.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
EPC Debt Service(Loan Debt Obligation (9002))	\$360,000.00
Subtotal of Estimated Cost	\$360,000.00